



# WRITING THE STORY OF ARIZONA'S FUTURE

## Arizona Homebuyers' and Renters' Bill of Rights

(A resource for all real estate consumers)

THE ARIZONA DEPARTMENT OF REAL ESTATE, in cooperation with industry professionals and the public, CREATED THIS "BILL OF RIGHTS" TO HELP EDUCATE YOU, THE CONSUMER, OF YOUR RIGHTS WHEN PURCHASING PROPERTY. As a buyer of real estate in Arizona, you have the right to KNOW material information about the property before you buy.

THE FOLLOWING list represents some of the IMPORTANT MATERIAL FACTS you should educate yourself on before purchasing any type of property in Arizona.

### YOU HAVE THE RIGHT TO KNOW:

- If the property is located in an incorporated city or unincorporated part of the county.
- If title insurance is available and if fire insurance can be acquired.
- If you will have fire and police protection and, if so, who provides this service.
- If the roads provide access for fire protection and police service.
- If the roads are maintained, and by whom.
- If utilities are available, and who provides them. (Water, Electric, Gas, Sewer, Trash)
- If the water supply is adequate.
- If the jurisdiction the property is located in has conservation restrictions and policies.
- If the property is located in a school district, and the distance to the closest schools.
- If there are any natural or geological hazards, pests or wildlife.
- If there are essential services near the property such as grocery and medical services.
- If there is crime in the area and the crime rate.
- If there is a Seller's Property Disclosure Statement or an Arizona Subdivision Public Report.

You have the right to review these documents before you purchase property.

There may be other items not listed above that you should educate yourself on before buying property. For a larger list, please Reference the Buyer's Advisory Guide found on the Arizona Department of Real Estate's Web site, [www.azre.gov](http://www.azre.gov).

Governor Janet Napolitano  
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